

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
September 30, 2019**

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

STATEMENT OF REVENUE & EXPENSE -
COMPARISON OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance

As of September 30, 2019

10/09/19

Accrual Basis

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial OP - 6919	3,325.40
Total 1010 · Operating	3,325.40
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	151,743.59
Total 1020 · Reserve Accounts	151,743.59
Total Checking/Savings	155,068.99
Accounts Receivable	
1100 · Assessments Receivable	(26,550.00)
Total Accounts Receivable	(26,550.00)
Other Current Assets	
1200 · Assessment Payment Received	20,999.50
1210 · Utility Deposits	50.00
Total Other Current Assets	21,049.50
Total Current Assets	149,568.49
TOTAL ASSETS	149,568.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	(2,520.00)
Total Accounts Payable	(2,520.00)
Other Current Liabilities	
3040 · Deposit - sale	100.00
Total Other Current Liabilities	100.00
Total Current Liabilities	(2,420.00)
Long Term Liabilities	
3500 · Reserve Fund	151,743.59
Total Long Term Liabilities	151,743.59
Total Liabilities	149,323.59
Equity	
Net Income	244.90
Total Equity	244.90
TOTAL LIABILITIES & EQUITY	149,568.49

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

September 2019

10/09/19

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	6,644.83	6,648.67	(3.84)	59,803.50	59,837.99	(34.49)	79,784.00
5011 · Maintenance to Reserves	0.00	0.00	0.00	32,596.50	32,596.50	0.00	43,462.00
5070 · Late fee assessments	0.00	0.00	0.00	116.00	0.00	116.00	0.00
5030 · Sales & Lease Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00
5050 · Interest Income - Operating	0.28	0.00	0.28	9.12	0.00	9.12	0.00
5051 · Interest income - Reserves	147.44	0.00	147.44	1,295.86	0.00	1,295.86	0.00
Total INCOME	<u>6,792.55</u>	<u>6,648.67</u>	<u>143.88</u>	<u>94,320.98</u>	<u>92,434.49</u>	<u>1,886.49</u>	<u>123,246.00</u>
Total Income	6,792.55	6,648.67	143.88	94,320.98	92,434.49	1,886.49	123,246.00
Gross Profit	6,792.55	6,648.67	143.88	94,320.98	92,434.49	1,886.49	123,246.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,094.13	1,058.83	35.30	9,535.83	9,529.51	6.32	12,706.00
7825 · Legal	0.00	16.67	(16.67)	125.00	149.99	(24.99)	200.00
7830 · Division Fees / Regulatory	0.00	0.00	0.00	61.25	61.00	0.25	61.00
7840 · Accounting - Income Tax	0.00	0.00	0.00	175.00	200.00	(25.00)	200.00
7845 · Master Dues - Plantation	0.00	0.00	0.00	7,560.00	7,560.00	0.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	4,500.00	4,500.00	0.00	6,000.00
7880 · Office Expense	59.80	75.00	(15.20)	754.84	675.00	79.84	900.00
7895 · Contingency	0.00	0.00	0.00	475.00	0.00	475.00	0.00
Total ADMINISTRATION	<u>1,653.93</u>	<u>1,650.50</u>	<u>3.43</u>	<u>23,186.92</u>	<u>22,675.50</u>	<u>511.42</u>	<u>30,147.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	166.67	(166.67)	1,839.74	1,499.99	339.75	2,000.00
7220 · Pest Control - Units	(1,050.00)	75.00	(1,125.00)	359.52	675.00	(315.48)	900.00
7222 · Pest Control Perimeter Granules	1,050.00	112.50	937.50	2,368.80	1,012.50	1,356.30	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	112.50	37.30	150.00
Total BUILDING MAINTENANCE	<u>0.00</u>	<u>366.67</u>	<u>(366.67)</u>	<u>4,717.86</u>	<u>3,299.99</u>	<u>1,417.87</u>	<u>4,400.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	910.00	525.01	384.99	700.00
7110 · Grounds Contract	1,500.00	1,500.00	0.00	13,500.00	13,500.00	0.00	18,000.00
7115 · Landscape Replacement	0.00	41.67	(41.67)	2,075.05	374.99	1,700.06	500.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	3,000.01	(3,000.01)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	1,450.00	1,499.99	(49.99)	2,000.00
7150 · Irrigation Repair	121.72	125.00	(3.28)	551.45	1,125.00	(573.55)	1,500.00
Total GROUNDS	<u>1,621.72</u>	<u>2,225.00</u>	<u>(603.28)</u>	<u>18,486.50</u>	<u>20,025.00</u>	<u>(1,538.50)</u>	<u>26,700.00</u>

For Association Use Only

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

September 2019

10/09/19

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
UTILITIES							
7520 · Electric	38.21	54.75	(16.54)	424.87	492.75	(67.88)	657.00
7530 · Cable TV	1,495.03	1,490.00	5.03	13,367.57	13,410.00	(42.43)	17,880.00
Total UTILITIES	1,533.24	1,544.75	(11.51)	13,792.44	13,902.75	(110.31)	18,537.00
Total Expense	4,808.89	5,786.92	(978.03)	60,183.72	59,903.24	280.48	79,784.00
Net Ordinary Income	1,983.66	861.75	1,121.91	34,137.26	32,531.25	1,606.01	43,462.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	147.44	0.00	147.44	1,295.86	0.00	1,295.86	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	32,596.50	32,596.50	0.00	43,462.00
Total TRANSFER TO RESERVES	147.44	0.00	147.44	33,892.36	32,596.50	1,295.86	43,462.00
Total Other Expense	147.44	0.00	147.44	33,892.36	32,596.50	1,295.86	43,462.00
Net Other Income	(147.44)	0.00	(147.44)	(33,892.36)	(32,596.50)	(1,295.86)	(43,462.00)
Net Income	<u>1,836.22</u>	<u>861.75</u>	<u>974.47</u>	<u>244.90</u>	<u>(65.25)</u>	<u>310.15</u>	<u>0.00</u>